

Rural Economic Strategies – HOME OCCUPATIONS				
	Existing Code	Growth Management Committee Amendment	Draft Executive Proposal	Public Comments
Who	Residents of a dwelling unit	Same as existing code	Same as existing code	
Number of occupations	One or more home occupations	Same as existing code	Same as existing code	.
Zones	All zones, except M and I	R, UR, A, F, RA – Not allowed in NB, CB, RB, and O (use tables not revised)	Same as existing code	
Permit process	Permitted use	Same as existing code	Same as existing code	
Indoor Area	<ul style="list-style-type: none"> No more than 20% of the floor area of the dwelling unit. Attached garages and storage buildings may be used for storage of goods used in the home occupation, but not included in calculating allowable floor area 	<ul style="list-style-type: none"> No more than 20% of the floor area of the dwelling unit. Attached garages and storage buildings may be used for activities associated with the home occupation. 	<ul style="list-style-type: none"> No more than 20% of the floor area of the dwelling unit and up to 500 sq. ft. of accessory buildings. Additional floor area of accessory buildings may be used for home occupation, based on size of lot, up to maximum of 1,000 sq. ft. 	<ul style="list-style-type: none"> Public comment and comment from GMVUAC that GMNR amendment would essentially eliminate any size restrictions on floor area of home occupation. Executive Proposal allows additional areas in accessory structures to be used for more than storage, but limits amount of floor area based on size of lot.

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Outdoor storage	<ul style="list-style-type: none"> In urban residential areas all activities conducted indoors, except for growing or storing plants used in the home occupation. In A, F, and RA zones: <ul style="list-style-type: none"> Total outdoor area no more than 1% of lot, up to maximum of 5,000 sq. ft. Outdoor storage must be 25 ft from property lines Outdoor storage and parking must have 10 foot wide Type II landscaping 	<ul style="list-style-type: none"> In R and UR zones, all activities conducted indoors, except for growing or storing plants used in the home occupation. In A, F, and RA zones: <ul style="list-style-type: none"> Minimum outdoor area of 400 sq. ft., with additional 400 sq. ft. for each acre, up to maximum of 5000 sq. ft. Outdoor storage must be 20 ft from property lines. No landscaping required for outdoor storage areas. 	<ul style="list-style-type: none"> In urban residential zones and in NB, CB, RB, and O zones, all activities must be conducted indoors, except for growing or storing plants used in the home occupation. In A, F, and RA zones: <ul style="list-style-type: none"> Minimum outdoor area of 400 sq. ft., with additional 400 sq. ft. for each acre, up to max of 5000 sq. ft. Outdoor storage must be 25 ft from property lines. Outdoor storage and parking must have 10 foot wide Type II landscaping 	<ul style="list-style-type: none"> Public comment supported retaining the landscaping requirement. Executive Proposal retains landscaping requirement.

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Non-resident Employees	One non-resident employee.	<ul style="list-style-type: none"> • In R and UR zones, no more than one non-resident employed on full-time basis. • In A, F, and RA zones, no more than three non-residents employed on a full-time basis. • Does not apply to employees who primarily conduct activities off-site. 	Except for A, F, and RA zones, one non-resident employee who reports to the lot for work-related duties. In the A, F, and RA zones, no more than three non-resident employees who report to the lot for work related duties.	<ul style="list-style-type: none"> • Public comments expressed concern about the fact that part-time employees were not included. • Executive Proposal increases number of employees to three in the A, F, and RA zones, but does not distinguish between part-time and full time employees. • The Executive Proposal excludes employees who do not report to the lot for work related duties.
Services to patrons	Arranged by appointment or provided off-site.	<ul style="list-style-type: none"> • In the R and UR zones, arranged by appointment or provided off-site. • In the A, F, and RA zones, no restrictions. 	Arranged by appointment or provided off-site.	<ul style="list-style-type: none"> • GMVUAC supports no limitation on site visits. • Other public comments expressed concern about allowing retail business. • The Executive Proposal retains existing requirement for appointments.

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Sales	Mail order and telephone sales with off-site delivery	<ul style="list-style-type: none"> In the R and UR zones, mail order and telephone sales with off-site delivery In the A, F, and RA zones, limited to items grown, produced, or fabricated on site. 	<ul style="list-style-type: none"> Mail order, telephone, and internet sales with off-site delivery. Incidental sales to patrons receiving services allowed on site. 	<ul style="list-style-type: none"> GMVUAC expressed concern that GMNR amendment was too limiting. The Executive Proposal retains existing provisions, clarifying that internet sales are also included and that incidental retail sales to patrons receiving services are allowed.
Parking	One stall for the non-resident employee and one stall for patrons visiting the site.	<ul style="list-style-type: none"> In the R and UR zones, one stall for the non-resident employee and one stall for patrons visiting the site. In the A, F, and RA zones, one stall for a non-resident employee and one stall for each patron receiving services. 	One stall for each non-resident employee and one stall for patrons visiting the site.	<ul style="list-style-type: none"> Public comments expressed concern that not enough parking was required for non-resident employees. The Executive Proposal requires one parking space for each non-resident employee.

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Vehicles	<ul style="list-style-type: none"> • May use or store one vehicle of no more than one ton for pickup or delivery. • In A, F, and RA zones, vehicle of up to 2.5 tons allowed on lots 5 acres or larger. • Vehicle may not be parked in setback or on street. 	<ul style="list-style-type: none"> • In the R and UR zones, may use or store one vehicle of no more than one ton for pickup or delivery. • In the A, F, and RA zones, on lots 2.5 acres or less, one vehicle up to 2.5 tons; lots 2.5 to 10 acres, 2 vehicles up to 2.5 tons and 1 vehicle over 2.5 tons; lots greater than 10 acres, 3 vehicles up to 2.5 tons and 1 vehicle over 2.5 tons. • Vehicle may not be stored in setback or on street. 	<ul style="list-style-type: none"> • No limitations on number or size of vehicles used in the home occupation. • Vehicles must be parked or stored in garages, approved parking spaces, or in outdoor storage area. Vehicle storage areas are included in determining allowable area for the home occupation. • Vehicles may not be stored or parked in setback or on street. 	<ul style="list-style-type: none"> • Public comments expressed concern about the number of vehicles that would be allowed. • GMVUAC suggested changes to clarify how vehicle size is measured • Executive Proposal eliminates limitations on number of vehicles. Vehicles are required to be parked in approved parking or in outdoor storage area.

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Limitations on activities	<ul style="list-style-type: none"> Does not use electrical or mechanical equipment the requires a change in occupancy type or causes visual or audible interference with radios or TVs, or electronic equipment off-site. In urban areas, prohibited activities include: auto, truck, heavy equipment repair; autobody work or painting; parking or storage of heavy equipment; and storage of building materials for use on other premises.. 	<p>In urban areas:</p> <ul style="list-style-type: none"> Does not use electrical or mechanical equipment the requires a change in occupancy type or causes visual or audible interference with radios or TVs, or electronic equipment off-site. Prohibited activities include: auto, truck, heavy equipment repair; autobody work or painting; parking or storage of heavy equipment; and storage of building materials for use on other premises. 	<ul style="list-style-type: none"> Does not use electrical or mechanical equipment the requires a change in occupancy type or causes visual or audible interference with radios or TVs, or electronic equipment off-site. In urban areas, prohibited activities include: auto, truck, heavy equipment repair; autobody work or painting; parking or storage of heavy equipment; and storage of building materials for use on other premises.. 	<ul style="list-style-type: none"> Most public comments and GMVUAC comments expressed concern about removing limitations on type of electrical or mechanical equipment. Executive Proposal retains existing limitations.

Rural Economic Strategies – HOME INDUSTRY				
	Existing Code	Growth Management Committee Amendment	Draft Executive Proposal	Public Comments
Who	Residents of a dwelling unit	Same as existing code	Same as existing code	
Number of occupations	One home industry	Same as existing code	Same as existing code	.
Zones	<ul style="list-style-type: none"> • All zones, except M and I • Minimum lot size is one acre 	Same as existing code	Same as existing code	
Permit process	<ul style="list-style-type: none"> • Conditional use. • Department ensures compatibility by: <ul style="list-style-type: none"> ○ Limiting size and type of equipment compatible with surrounding neighborhood; ○ Providing setbacks or screening ○ Specifying hours of operation ○ Limiting outdoor lighting ○ Requiring sound level tests. 	Same as existing code	Same as existing code	

Rural Economic Strategies – HOME INDUSTRY				
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Indoor Area	<ul style="list-style-type: none"> • Total floor area no more than 50% of the floor area of the dwelling unit. • Attached garages and storage buildings may be used for storage of goods used in the home occupation, but not included in calculating allowable floor area 	Same as existing code	<ul style="list-style-type: none"> • Total floor area of dwelling unit no more than 50% of the floor area of the dwelling unit. • Additional floor area of accessory buildings and outdoor areas are established through the conditional use permit. 	
Non-resident employees	No more than four non-resident employees.	No more than four non-resident employees who come to the site.	No more than five non-resident employees who report to the site for work related responsibilities.	
Parking	One stall for each non-resident employee and one stall for customers	Same as existing code.	Same as existing code.	
Sales	Limited to items produced on site, except for items traditionally collected or traded.	Same as existing code	Same as existing code.	
Landscaping	Ten feet of Type I landscaping required.	Same as existing code.	Same as existing code.	